



After recording, return to:
Robin Ty Overeem and Sarah Cain
39 Private Lake Road
White Salmon, WA 98672

Send tax statements to:
Robin Ty Overeem and Sarah Cain
39 Private Lake Road
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

37645
FEB 27 2025

Grantor: PACIFICORP, an Oregon corporation
Grantee: Robin Ty Overeem and Sarah Cain

PAID \$ 272.46
Skamania County Treasurer
M. Monaghan

Assessor's Property Tax Parcel: 03100200143900 and PTN 03100200148400

Short Legal Description: CABIN SITE #39 NORTHWESTERN LAKE and PTN LOT #46 NWL

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to **Robin Ty Overeem and Sarah Cain, a married couple** ("Grantee"), the real estate described and depicted on **Attachment 1** free of encumbrances created or suffered by Grantor, EXCEPT as specifically set forth in **Attachment 2**.

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power, and authority to execute this conveyance.

Dated: February 24, 2025.

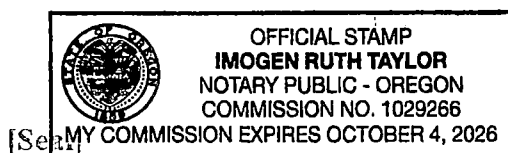
PacifiCorp, an Oregon corporation

Deanna Adams
Deanna Adams
Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } ss

This instrument was acknowledged before me on this 24th day of February 2025, by **Deanna Adams, Director, Real Estate Transactions** for **PacifiCorp, an Oregon corporation**.



ITL
Notary Public
My commission expires: 10/4/26

Attachment 1

Legal Description and Depiction of the Property

CABIN SITE 39/LOT 39

Parcel No 03100200143900

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 45°19'58" EAST, A DISTANCE OF 402.76 FEET TO THE SOUTHERLY MOST CORNER OF LOT 39, AS DEPICTED AND SHOWN ON AREA 3A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE NORTH 26°53'52" WEST, 8.33 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH 26°53'52" WEST, 83.93 FEET TO A POINT;

THENCE NORTH 77°32'17" WEST, 99.02 FEET TO A POINT;

THENCE NORTH 62°38'43" WEST, 86.32 FEET TO A POINT;

THENCE NORTH 42°08'34" EAST, 173.07 FEET TO A POINT;

THENCE SOUTH 88°04'33" EAST, 109.14 FEET TO A POINT;

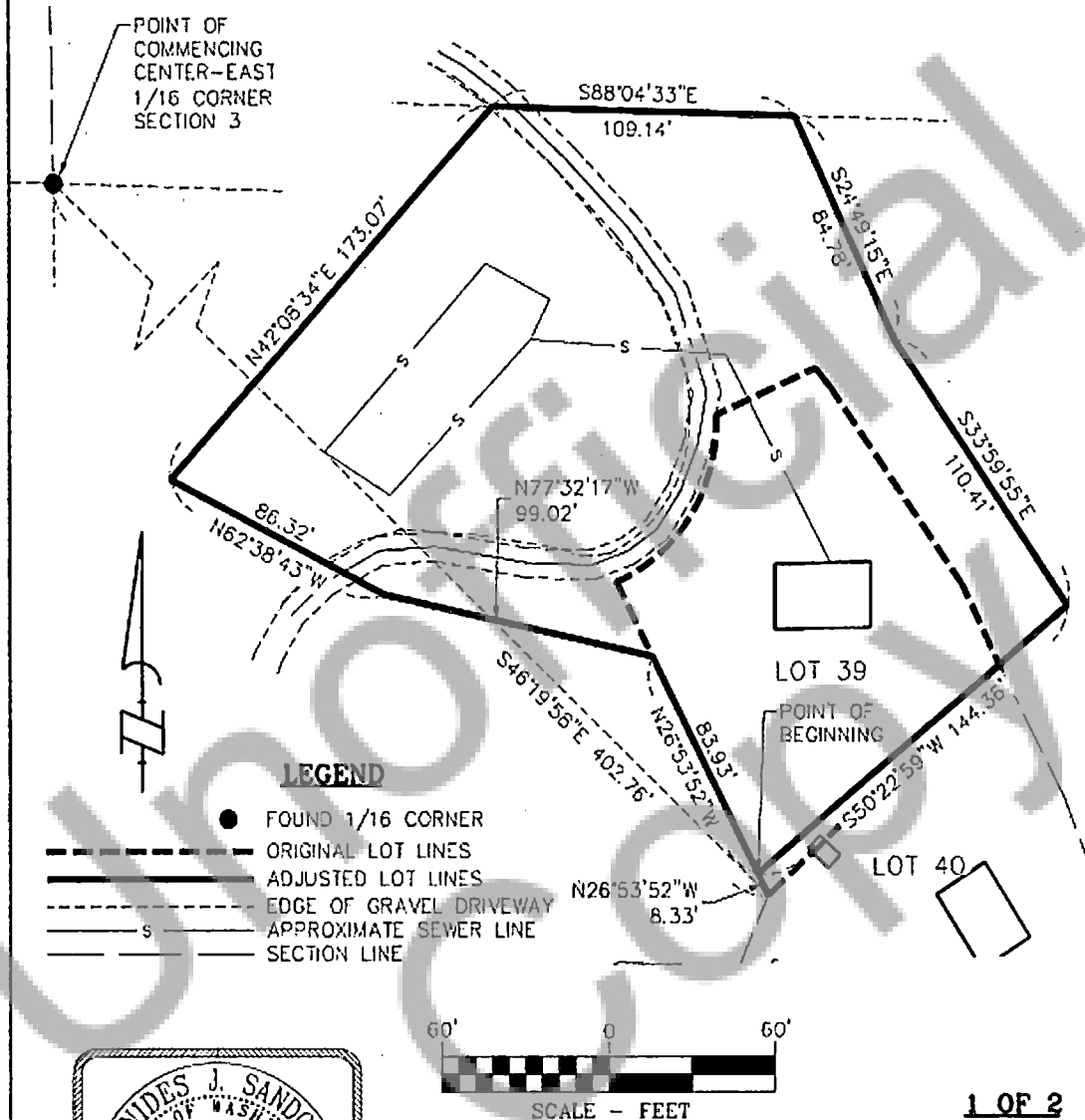
THENCE SOUTH 24°49'15" EAST, 84.78 FEET TO A POINT;

THENCE SOUTH 33°59'55" EAST, 110.41 FEET TO A POINT;

THENCE SOUTH 50°22'59" WEST, 144.36 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 44,554 SQUARE FEET, MORE OR LESS.

CABIN SITE 39 / LOT 39



NORTHWEST LAKE CABIN SITE NO. 39
 LOCATED IN THE NE 1/4 OF THE SE 1/4
 SECTION 3, T.3N, R.10E., W.M.,
 SKAMANIA COUNTY, WA



Klein & Associates, Inc.

2700 W. 10TH AVENUE SUITE 100
 TULSA, OK 74104
 TEL: 918.438.2222 FAX: 918.438.2223

PROJECT: 230318
 FILE NO: 230415-BLADUNG
 RELEASED
 LAYOUT: 0.5X11
 SURVEYED: JS
 DESIGN: --
 CHART: L.S.
 APPROVED: LS
 DATE: 06/23/23
 SHEET: 1 OF 2 SHEETS

AND A ONE-NINTH (1/9th) UNDIVIDED INTEREST IN LOT 46, PARCEL NO. 03100200148400, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 29°29'49" EAST, A DISTANCE OF 154.86 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 62°38'43" EAST, 86.32 FEET TO A POINT;

THENCE SOUTH 77°32'17" EAST, 99.02 FEET TO A POINT;

THENCE SOUTH 26°53'52" EAST, 83.93 FEET TO A POINT;

THENCE SOUTH 16°03'55" WEST, 49.33 FEET TO A POINT;

THENCE SOUTH 80°12'15" WEST, 44.94 FEET TO A POINT;

THENCE SOUTH 64°45'58" WEST, 45.34 FEET TO A POINT;

THENCE SOUTH 16°26'34" WEST, 22.01 FEET TO A POINT;

THENCE SOUTH 48°04'40" EAST, 77.86 FEET TO A POINT;

THENCE NORTH 85°49'13" EAST, 46.43 FEET TO A POINT;

THENCE SOUTH 17°52'41" WEST, 18.77 FEET TO A POINT;

THENCE SOUTH 76°40'32" WEST, 47.55 FEET TO A POINT;

THENCE SOUTH 12°02'40" WEST, 55.28 FEET TO A POINT;

THENCE NORTH 80°59'28" WEST, 26.39 FEET TO A POINT;

THENCE SOUTH 28°17'49" WEST, 14.74 FEET TO A POINT;

THENCE SOUTH 48°30'13" WEST, 73.98 FEET TO A POINT;

THENCE SOUTH 56°38'45" WEST, 47.78 FEET TO A POINT;

THENCE NORTH 21°33'05" WEST, 15.97 FEET TO A POINT;

THENCE SOUTH 66°03'21" WEST, 117.01 FEET TO A POINT;

THENCE NORTH 08°59'47" EAST, 171.50 FEET TO A POINT;

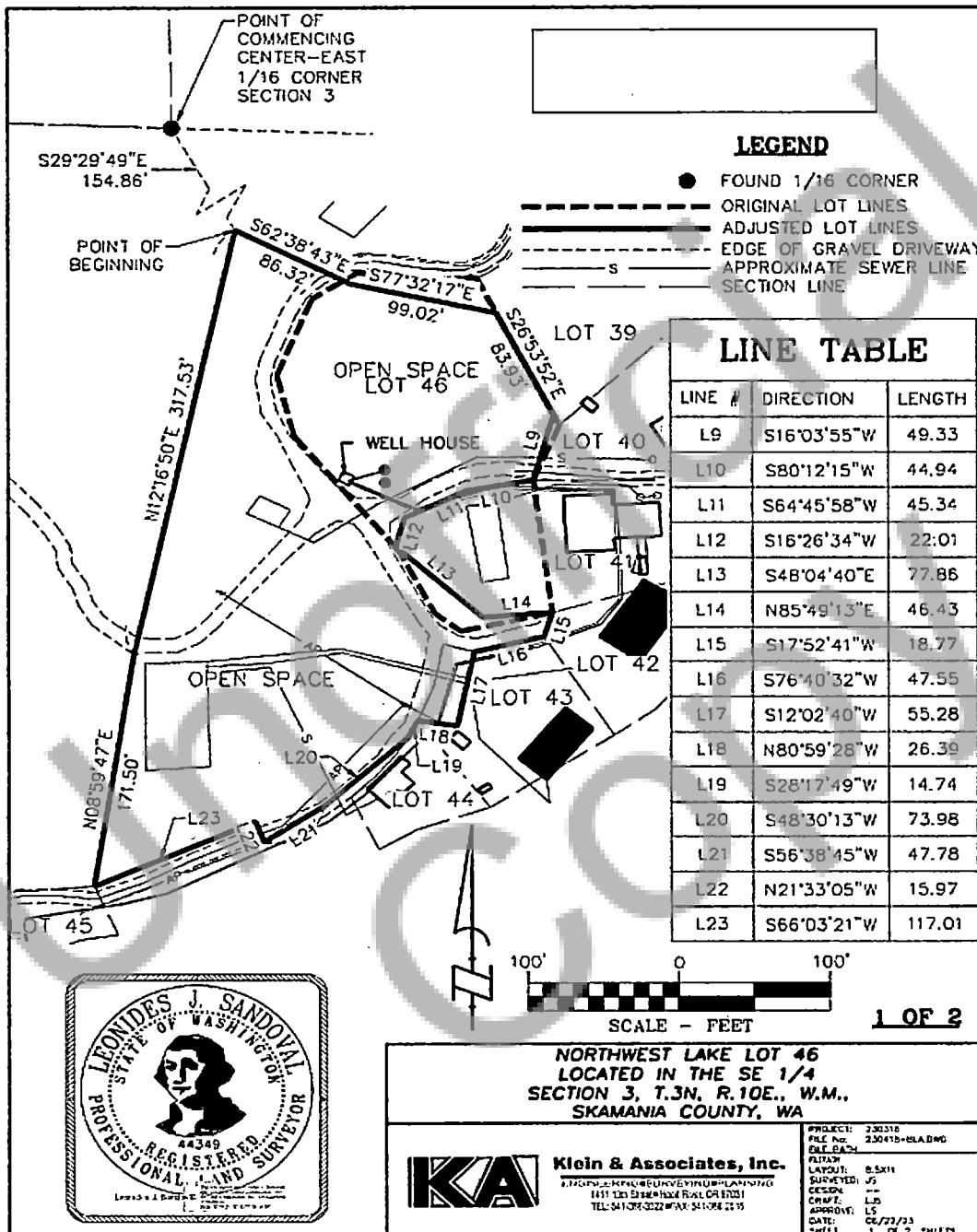
THENCE NORTH 12°16'50" EAST, 317.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 83,053 SQUARE FEET, MORE OR LESS.

**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS/LOTS 37,
38, 39, 40, 41, 42, 43, 44 AND 45.**

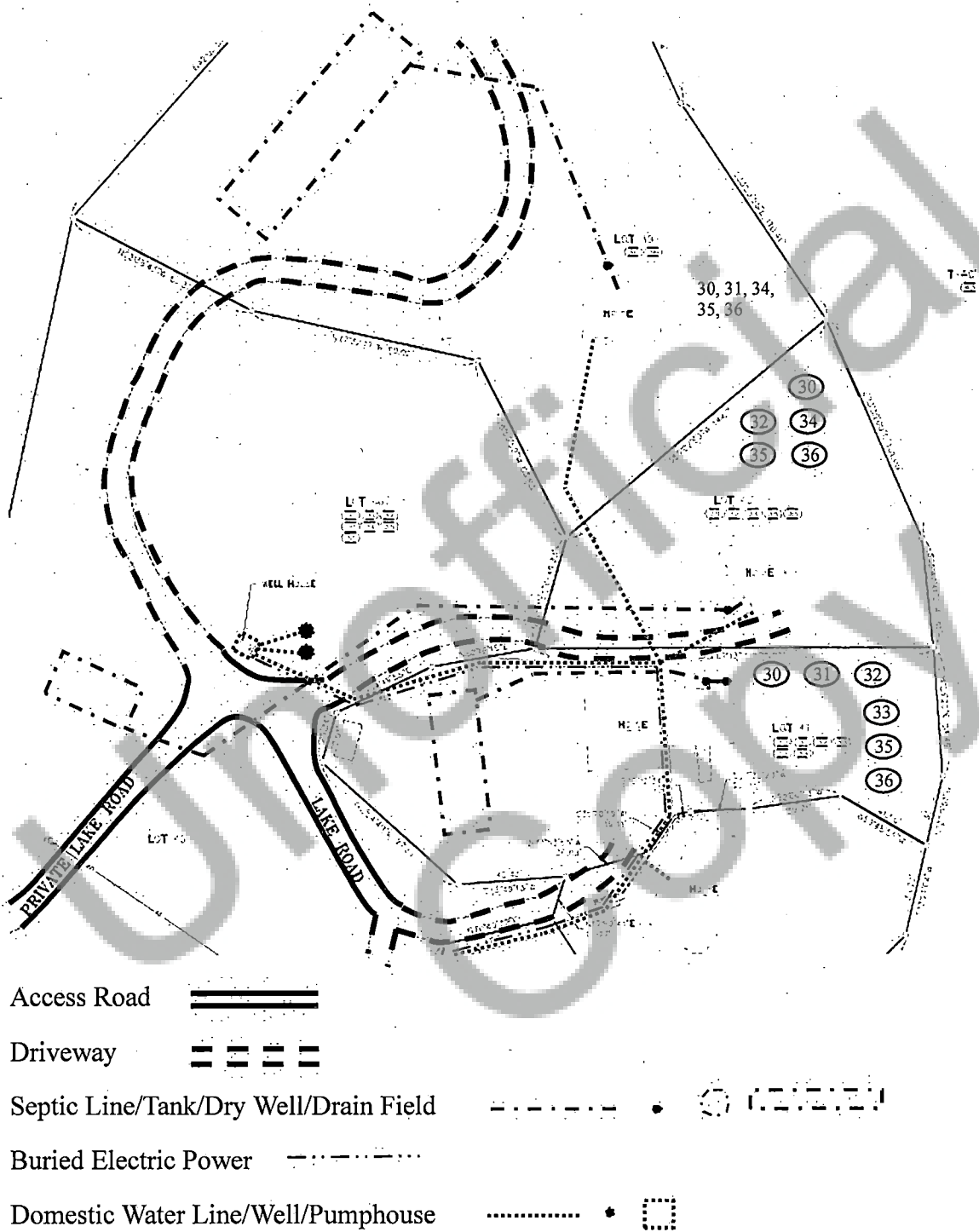
Skamania County Assessor

Date 2/27/25 Parcel# 3-10-2-1439 &
Pin of 3-10-2-1484
DN



Attachment 2

Part 1-- Road and Utility Easements Lots 39, 40 & 41



Utility/Road locations are approximate and for illustrative purposes only.

Seller conveys this property specifically subject to the following:

- 30 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Private Lake Road, located on Lots 37, 38, 39 and 46, extending from Lakeview Road to Lot 37. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 37-45.
- 31 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Lake Road, located on Lot 46, extending from Private Lake Road to Lot 45. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 40-45.
- 34 A sanitary sewer line and drain field easement located on Lot 46 for the use and benefit of Lots 42, 43 and 44 to access and maintain their joint use drain field and sanitary sewer lines, and for the use and benefit of Lot 40 to access and maintain their private drain field and sanitary sewer line.
- 35 A shared well located on Lot 46 for the use and benefit of Lots 39, 40, 41, 42, 43, 44 and 45, including all power lines and associated apparatus.
- 36 A buried utility easement for water lines and electric conduits associated with the shared well and providing buried electrical power to three individual lots. Said water lines run through Lots 41, 42, 43, 44 and 46 and are for the use and benefit of Lots 39-46. Said buried electrical conduits run through Lots 41, 42, 43 and 46, and are for the use and benefit of Lots 41, 42, 43 and 46.

ATTACHMENT 2
PART 2—ENCUMBRANCES OF RECORD

1. GENERAL TAXES AND POTENTIAL SUPPLEMENTAL ASSESSMENTS, INCLUDING OTHER AMOUNTS DUE THEREUNDER, WHICH RESULTS FROM ANY CHANGE IN TAX EXEMPT STATUS. THE LAND IS CURRENTLY CARRIED ON THE TAX ROLLS AS EXEMPT FROM TAXES. ON THE DATE OF A CONVEYANCE OR CHANGE IN USE WHICH REMOVES IT FROM EXEMPT STATUS, THE LAND WILL BECOME SUBJECT TO GENERAL PROPERTY TAXES FROM THAT DATE FORWARD.

IN ADDITION, SUPPLEMENTAL ASSESSMENTS FOR GENERAL PROPERTY TAXES FOR PRIOR YEARS MAY ALSO BE LEVIED AGAINST THE LAND. FOR FURTHER INFORMATION REGARDING THE ABOVE, CONTACT THE COUNTY COMPTROLLER.

TAX ACCOUNT NO.: 03100200143900 AND PTN 03100200148400

2. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF
GRANTOR: ROBIN TY OVEREEM AND SARAH CAIN
TRUSTEE: AMERITITLE
BENEFICIARY: MICHAEL CHRISTIAN
AMOUNT: \$50,000.00
DATED: September 30, 2019
RECORDED: October 01, 2019
AUDITOR'S FILE NO.: 2019001867

PROMISSORY NOTE RECORDED UNDER AUDITOR'S FILE NO. 2019001866

3. ANY AND ALL RECORDED OR UNRECORDED LEASEHOLDS, DEEDS, DEEDS OF TRUST, PERMITS, BILLS OF SALE OR CONTRACTS, IF ANY; AND RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND R RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
4. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 26, 1990, IN BOOK 3 OF SURVEYS AT PAGE 42, SKAMANIA COUNTY.
5. MATTERS SET FORTH BY SURVEY RECORDED JUNE 7, 1999, IN BOOK 3 OF SURVEYS AT PAGE 299-307, SKAMANIA COUNTY.
6. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 15, 2022, IN AS AFN 2022-001895, SKAMANIA COUNTY.

7. RIGHTS AND PRIVILEGES AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK N, PAGE 217.
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY
PURPOSE: RIGHT OF WAY FOR CANALS AND DITCHES CONSTRUCTED
RECORDED: August 25, 1914
AUDITOR'S FILE NO.: BOOK P, PAGE 83
AREA AFFECTED: SAID PREMISES
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AUDITOR'S FILE NO.: BOOK P, PAGE 462
AREA AFFECTED: SAID PREMISES
10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF WAY
RECORDED: October 01, 1934
AUDITOR'S FILE NO.: BOOK X, PAGE 630
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 83, PAGE 802
AREA AFFECTED: SAID PREMISES
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
RECORDED: August 12, 1985
AUDITOR'S FILE NO.: BOOK 85, PAGE 75
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION
PURPOSE: OVERHEAD AND UNDERGROUND COMMUNICATION FACILITIES
AUDITOR'S FILE NO.: BOOK 101, PAGE 250
AREA AFFECTED: SAID PREMISES
14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
PURPOSE: COMMUNICATION FACILITIES
AREA AFFECTED: SAID PREMISES
AUDITOR'S FILE NO.: BOOK 127, PAGE 416

15. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. BOOK 167 PAGE 681.

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: PEDESTRIAN

RECORDED: July 09, 1997

AUDITOR'S FILE NO.: BOOK 167, PAGE 688

AREA AFFECTED: SAID PREMISES

17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS'
ASSOCIATION

PURPOSE: NONEXCLUSIVE EASEMENT

AUDITOR'S FILE NO.: BOOK 172, PAGE 389

AREA AFFECTED: NORTHEAST QUARTER AND SOUTHWEST QUARTER

18. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.

19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN
OREGON CORPORATION

PURPOSE: COMMUNICATIONS SYSTEM RIGHT OF WAY

RECORDED: November 22, 2005

AUDITOR'S FILE NO.: 2005159602

AREA AFFECTED: SAID PREMISES

20. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: RIGHT OF FIRST REFUSAL

RECORDED: June 22, 2010

AUDITOR'S FILE NO.: 2010175786

MEMORANDUM OF TERMINATION RECORDED UNDER AUDITOR'S FILE NO.
2024001721.

21. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: SHARED WELL AGREEMENT OF THE MEMBERSHIP OF LAKE
SHORE WATER DISTRICT

RECORDED: August 30, 2011

AUDITOR'S FILE NO.: 2011178952

22. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303

23. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN
INSTRUMENT;

RECORDED: November 20, 2024
AUDITOR'S FILE NO.: 2024001719

24. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: TRAIL EASEMENT
RECORDED: November 20, 2024
AUDITOR'S FILE NO: 2024001720
25. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WHITE SALMON RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
26. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
27. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WHITE SALMON RIVER IF SAID RIVER IS NAVIGABLE.
28. LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF THE FAILURE OF THE LAND TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE STATE OF WASHINGTON SUBDIVISION STATUTES AND THE SUBDIVISION ORDINANCES OF THE COUNTY OF SKAMANIA APPLICABLE TO THE LAND.
29. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
30. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
31. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001304 and 2024001302.